

122.0

0005

0003.0

Map

Block

Lot

1 of 1

Apartment

CARD

ARLINGTON

APPRaised:

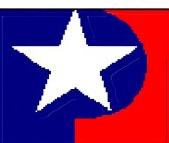
Total Card / Total Parcel
2,164,100 / 2,164,100

USE VALUE:

2,164,100 / 2,164,100

ASSESSED:

2,164,100 / 2,164,100

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
3-11A		LAKEVIEW, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PRIVITERA PHILIP J/TR	
Owner 2: C/O 166 SALEM ST REALTY	
Owner 3: LAKEVIEW REALTY TRUST	

Street 1: 59 UNION SQUARE

Street 2:

Twn/City: SOMERVILLE

St/Prov: MA Cntry: Own Occ: N

Postal: 02143 Type:

PREVIOUS OWNER

Owner 1: FARRINGTON EDWARD E TR-ETAL -

Owner 2: FARRINGTON SEIYEN TRS -

Street 1: P.O. BOX 319

Twn/City: BELMONT

St/Prov: MA Cntry:

Postal: 02478

NARRATIVE DESCRIPTION

This parcel contains 18,328 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1940, having primarily Stucco Exterior and 12098 Square Feet, with 10 Units, 10 Baths, 0 3/4 Bath, 0 HalfBath, 60 Rooms, and 30 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		18328		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		10		No. of Un	Site		0	60,500.	1.00	AA									605,000						605,000	

Total AC/Ha: 0.42075

Total SF/SM: 18328

Parcel LUC: 112 Apts. 8 Plus

Prime NB Desc: APT AVG

Total: 605,000

Spl Credit

Total: 605,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

APPRAISED:

2,164,100 / 2,164,100

USE VALUE:

2,164,100 / 2,164,100

ASSESSED:

2,164,100 / 2,164,100

User Acct

78944

GIS Ref

GIS Ref

Insp Date

04/28/18

!9531!

PRINT

Date Time

12/10/20 23:59:40

LAST REV

Date Time

09/13/19 10:25:58

apro

9531

ASR Map

Fact Dist

Reval Dist

Year

LandReason

BldReason

CivilDistrict

Ratio

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARRINGTON EDWA	39031-449		5/2/2003	Intra-Corp	3,000,000	No	No		
	13071-639		10/7/1976		125,000	No	No	N	

BUILDING PERMITS**ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2019	453	Porch	25,000	C				perimeter wall rep
11/28/2018	1791	Alterati	75,000	C				
9/13/1994	472		38,000	C				NEW DRIVEWAY

Date	Result	By	Name
4/28/2018	MEAS&NOTICE	HS	Hanne S
4/7/2009	Measured	197	PATRIOT
1/19/2000	Meas/Inspect	197	PATRIOT
10/21/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																			
Type: 83 - Apt- Garden	10	Rating: Average		A Bath:	Rating:																										
Sty Ht: 2 - 2 Story				3/4 Bath:	Rating:																										
(Liv) Units: 10	Total: 10			A 3QBth:	Rating:																										
Foundation: 1 - Concrete				1/2 Bath:	Rating:																										
Frame: 1 - Wood				A HBth:	Rating:																										
Prime Wall: 6 - Stucco				OthrFix:	Rating:																										
Sec Wall:		%		OTHER FEATURES																											
Roof Struct: 2 - Hip				Kits: 10	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1																							
Roof Cover: 5 - Tile				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O											
Color: YELLOW				Fpl: 10	Rating: Average			Other																							
View / Desir:				WSFlue:	Rating:			Upper																							
GENERAL INFORMATION				CONDOS INFORMATION				Lower																							
Grade: C+ - Average (+)				Totals	RMS: 60	BRs: 30	Baths: 10	HB																							
Year Blt: 1940	Eff Yr Blt:			REMODELING				RES BREAKDOWN																							
Alt LUC:	Alt %:			Location:				Exterior:	No Unit	RMS	BRs	FL																			
Jurisdct:	Fact: .			Total Units:				Interior:	10	6	3	M																			
Const Mod:				Floor:				Additions:																							
Lump Sum Adj:				% Own:				Kitchen:																							
INTERIOR INFORMATION				Name:				Baths:																							
Avg Ht/FL: 10				DEPRECIATION				Plumbing:																							
Prim Int Wall: 2 - Plaster				Phys Cond: AV - Average	30.	%		Electric:																							
Sec Int Wall:		%		Functional:		%		Heating:																							
Partition: T - Typical				Economic:		%		General:																							
Prim Floors: 3 - Hardwood				Special:		%		Total:	10	60	30																				
Sec Floors:		%		Override:		%		CALC SUMMARY				COMPARABLE SALES																			
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 168.00				Rate	Parcel ID	Typ	Date	Sale Price																			
Subfloor:				Size Adj.: 0.80996859																											
Bsmnt Gar:				Const Adj.: 0.97900414																											
Electric: 3 - Typical				Adj \$ / SQ: 133.218																											
Insulation: 2 - Typical				Other Features: 130000																											
Int vs Ext: S				Grade Factor: 1.10																											
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																											
Heat Type: 5 - Steam				NBHD Mod:																											
# Heat Sys: 10				LUC Factor: 1.00																											
% Heated: 100		% AC:		Adj Total: 2212350																											
Solar HW: NO		Central Vac:	NO	Depreciation: 663705																											
% Com Wall		% Sprinkled:	0	Deprecated Total: 1548645																											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																			
SPEC FEATURES/YARD ITEMS				PARCEL ID 122.0-0005-0003.0												IMAGE															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									AssessPro Patriot Properties, Inc				
3	Garage	D	Y	1	19X65	A	FR	1940	17.02	T	50	112			10,500																
More: N				Total Yard Items:				10,500				Total Special Features:								Total:				10,500							